

Kazakoff, Laura

From: Mayor and Council Correspondence
Sent: Tuesday, May 16, 2017 12:58 PM
To: Public Hearing
Subject: FW: May 16 Rezoning

s.22(1) Personal and Confidential

From: Brendan Dawe
Sent: Tuesday, May 16, 2017 12:06 PM
To: Mayor and Council Correspondence
Subject: May 16 Rezoning

Dear Mayor & Councillors

I would like to voice my support for the proposed rezonings of 2153-2199 Kingsway and 3868-3898 Rupert St.

As an East Vancouver renter, I welcome more competition for my landlord, and while new rents in new buildings are not the most affordable option, they help drive rents down in older buildings and accommodate renters who would otherwise out bid less-well off renters elsewhere.

I do, however, have several complaints about current policy that I believe are blunting the impact of this program and contributing to the city's problems.

Firstly, it seems to be a matter of policy that new rental buildings should be built on arterials. Arterials are the most polluted and noisy of our streets and provide a less healthy living environment. It seems unjust that new renters should be forced by city policy to live in the areas with the greatest concentrations of diesel particulates. The rental incentive program should be expanded to cover most of the city, reducing the development pressure on the limited sites currently permitted. Further, it logically follows that by limiting these buildings to arterials, that this is artificially driving up the price of arterial land relative to off-arterial sites, and consequently the amount of taxes paid by arterial businesses. With reports of beloved local businesses being closed due tax pressure, perhaps it is time to reconsider the policy of concentrating development on polluted arterials.

Secondly, I understand that city council rezoning is an expensive and time-consuming process, and I am concerned that this drives up new rents and biases development towards large projects that can spread permitting costs over more units, and favouring fewer builders who are best able to navigate the city bureaucracy. As with similar proposals to empower the City Engineer to rework streets per policies made by council, perhaps it is time to allow such projects to proceed by right, on the basis of council policy rather than through individual council votes for each project.

Lastly, I feel that there is substantial evidence that city's continued insistence that several levels of underground parking be excavated for every new rental building is causing problems. Firstly, parking is expensive to excavate, driving up new rents and lengthening timelines. This required parking induces more car-use and brings more congestion to neighbourhoods that already have more than enough traffic problems. Given both the climate impacts of car usage and the embodied emissions in pouring the substantial amounts of concrete necessary, I believe that this policy is against the spirit of the City's climate policy goals, in addition to driving up the cost of shelter. Surely the parking issue could be managed with a more sustainable system of permits than by insisting on the excavation of a multi-story crater.

Overall, I support these rezonings, but wish that council policies will be more accommodating in the future.

Sincerely,

Brendan Dawe